

**Springfield District Fairfax Center Area Land Use Committee Meeting
November 3, 2003, 7:00 p.m. Meeting Minutes
Conference Rooms 2 & 3, 12000 Government Center Parkway, Fairfax, VA
22035**

COMMITTEE MEMBERS PRESENT:

Lowell Smith, Vice Chair, *Birch Pond Homeowners Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Gail Brugger, *Little Rocky Run Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*
Claudette Ward, Alternate Member, *Greater Willow Springs Civic Association*
Patricia Goins, Alternate Member, *Leehigh Village Homeowners Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Tony Griffin, *Fairfax County Executive*
Verdia Haywood, *Deputy County Executive*
Kathy Froyd, *Fairfax County Department of Family Services*
David Marshall, *Fairfax County Department of Planning and Zoning*
Liz Henry, *Fairfax County Department of Family Services*
Cary Needham, *Fairfax County Department of Public Works and Services*

APPLICATIONS PRESENTED

Fairfax County Family Shelter

Fairfax County staff Cary Needham provided a brief update on the plans for the Family helter. The Shelter consists of a main, 20,000 sq. ft. building and two 3,000 sq. ft. transitional housing buildings. Entrance to the shelter would be from a stub off of the road leading into the Estates at Fairfax (Equity Inc.). There will not be direct access from Rt. 29. Sixty residents will occupy the main building and six families will reside in the transitional housing. Thirty to seventy percent of the residents in the main building will be employed, while 75 percent of the transitional housing occupants will be employed. Most of the residents do have cars, however a bus or shuttle will be made available for residents' use. There will also be a pedestrian walkway north of the site. The County will escrow funds for the widening of Rt. 29 and an sidewalk will be provided on the frontage of the site. They expect no noise impacts on the surrounding environs and appropriate lighting levels will minimize off-site glare. Fencing will be provided as deemed appropriate and as required by the Zoning Ordinance. Stormwater management will be provided by the modified regional pond north of the site as well as Best Management Practices (BMPs) and use of rain gardens as necessary. Day-to-day operations of the facility will be provided by a private vendor. Also a curfew will be maintained for residents. A bus stop has not yet been defined although bus stops along the Rt. 29 corridor have been identified as needed by a VDOT study. Keith Martin, agent for Equity Homes, supports the proposal and development and believes the proposal is in conformance with the Comprehensive Plan, stating it is no different than proposing a church for a similar area.

Issues raised by the committee members included whether the proposal is in conformance with the Comprehensive plan, management and construction of stormwater pond, transitional housing's proximity to Rt. 29 (should be set back farther). Comments and questions from the public included cost of development, mapping of perennial streams, injury liability, expansion plans, and economic impact to surrounding neighborhoods.

Fred Bailey made a motion to approve the proposal as presented. Jeff Saxe seconded the motion which was carried by a vote of seven, Lowell Smith, Jeff Saxe, Fred Bailey, Tom McDonald, Phil Poole, Gail Bruegger, and Patricia Goins voting "AYE," and Claudette Ward voting "NAY."

The meeting adjourned at 8:15 P.M.